



**CITY OF SUNNYVALE
REPORT
Heritage Preservation Commission**

November 9, 2005

SUBJECT: **2005-0998:** Application on a 12,110 square-foot site located at **585 Old San Francisco Road** (near South Fair Oaks Ave) in an R-3/PD (Medium-Density Residential/Planned Development) Zoning District.

Motion **Resource Allocation Permit** to consider the potential historic significance of a single family home which is listed as part of the Sunnyvale Heritage Resources Inventory.

REPORT IN BRIEF

Existing Site Conditions Single-family home

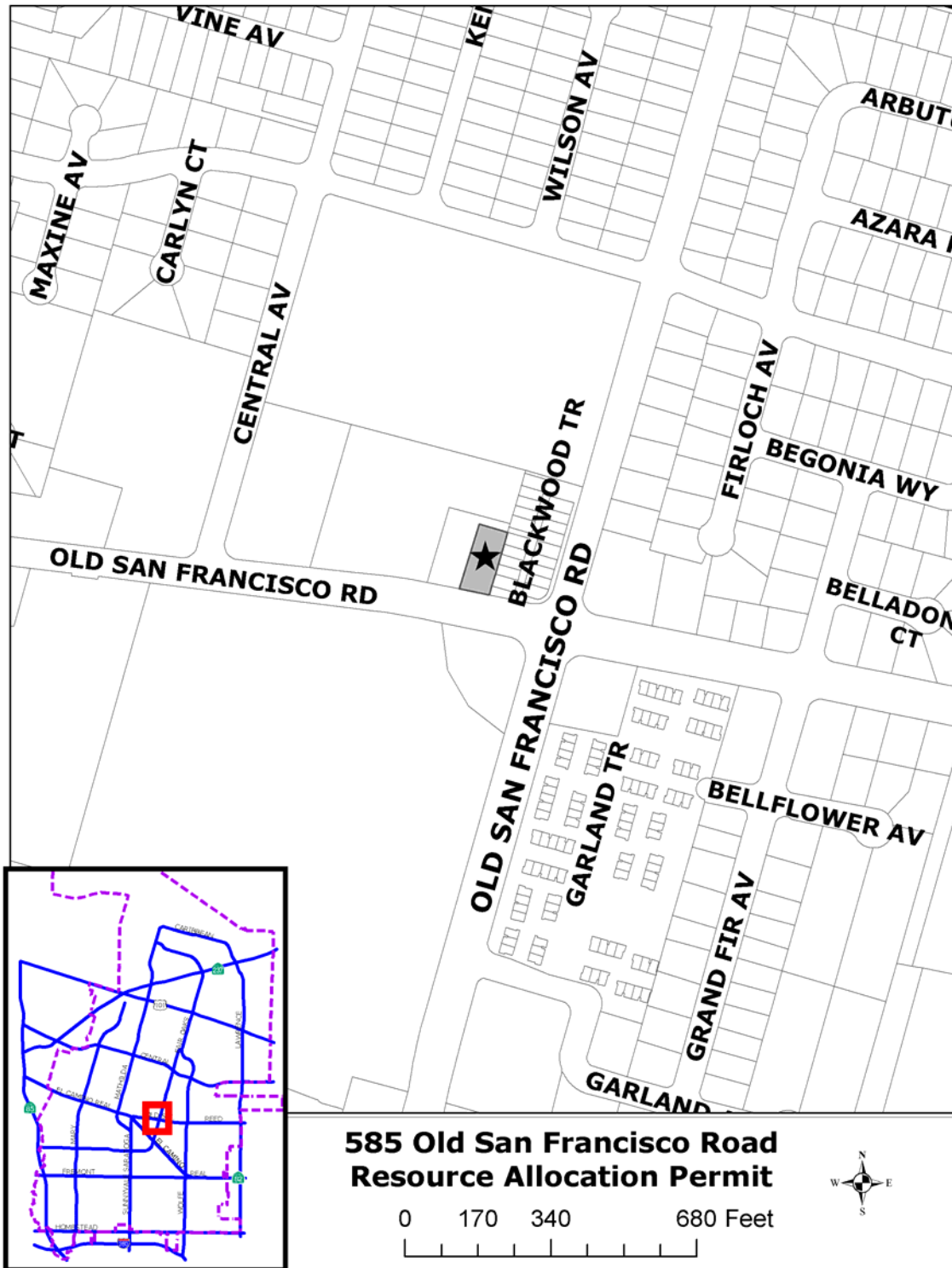
Surrounding Land Uses

North	Multi-Family Residential
South	Multi-Family Residential
East	Multi-Family Residential
West	Multi-Family Residential

Issues Historic Significance of the single-family home

Environmental Status Environmental review will be conducted as required by California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.

Staff Recommendation Determine that the single-family residence does not have historic significance and propose removal from the City Heritage Resource Inventory.



ANALYSIS

The applicant is requesting a determination from the Heritage Preservation Commission in regards to the local historical significance of the subject property, and staff is requesting a determination in order to conduct appropriate environmental review.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
2003-0264	Preliminary Review for demolition of the existing home and construction of 6 new townhomes	Preliminary Review only/ No Action Taken	4/10/2003
1992-0312	Tentative Map for 8 condominium units	Planning Commission/ Approved	7/27/1992
1991-0304	Special Development Permit for 8 condominium units	Planning Commission / Approved	11/25/1991

The Sunnyvale Municipal Code contains requirements for any project that proposes construction, demolition, relocation, re-listing, or material changes to historic resources. The property is listed as part of the Sunnyvale Heritage Resource Inventory.

A historic evaluation was prepared by Archaeological Resource Management in September 2005 (Attachment A). The report concluded that the single-family home did not meet any requirements for being listed in the National or California Register of Historical Resources. The report also determined that the structure was of limited local historic importance.

Environmental Review

Under the California Environmental Quality Act (CEQA), any application that may cause a substantial adverse change to a Heritage resource is subject to environmental review. Since the application proposes to demolish the existing structure, there would be substantial and potentially adverse change if the structure is considered historic. CEQA statute states the following:

“§ 21084.1, Historical Resource: A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. For purposes of this section, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5050.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.”

Generally when projects such as this are reviewed by local agencies, a historical and architectural evaluation is requested which determines the historical significance of the structure at the National, State, and local levels. This report is used as “the preponderance of evidence” as stated in the statute. In this case, the report for the residence at 585 Old San Francisco Road determined that the single-family home is not eligible to be listed on the National and State registries of historic resources. The report also concludes that the single-family home is a resource of limited local historic importance to the City’s Heritage Resource Inventory.

Required HPC Determination

The applicant is requesting to de-list this structure from the City’s Heritage Resource list. At this hearing, staff is requesting a determination from the Heritage Preservation Commission regarding the local significance of the project site so that the appropriate level of environmental review can be conducted for this project. If the Commission determines that the structure has local historic significance, then an Environmental Impact Report (EIR) would be required to be prepared. If the Commission determines that the structure does not have local historic significance, a Negative Declaration would be prepared and the proposed project would proceed forward to the Planning Commission.

An EIR would require approximately six months additional time to complete. The EIR would explore alternatives to the demolition of the structure and require greater public notice regarding the potential impact to the property. The intent of the report is to provide information regarding the home and disclose all impacts that de-listing the structure may create.

Historic Preservation Policies

In order to determine any local historic significance, Heritage Commissioners should, at a minimum, draw from four main sources of information. The first source is the City's Heritage Resource Inventory which states the significance of the property is in part due to its past association with persons. The residence was originally construction by Mr. Mast in 1910 who was a local contractor in the area. The inventory did not note any significant or unique architectural features of the home. The first owners of the home were the Schliecker family, Otto and Nora.

The second source of information is the historic and architectural evaluation provided by Archives & Architecture Heritage Resource Partners in Attachment A. The report identifies facts about the home and provides criteria that may qualify it for local significance. The report concluded that the site is a resource of limited local historic importance and one that is a weak candidate for inclusion on the City's list of Heritage Resources. The report also states that the residence is in good condition structurally and multiple additions have occurred in the rear of the structure. The report concludes that the home and site would not be eligible for the National or California Registers. The report states the following:

"The residence at 585 Old San Francisco Road is not currently listed on the California Register of Historic Resources (CRHS) or the National Register of Historic Places (NRHP). In addition, the structure does not appear to be eligible for inclusion in either of these registers. However, the structure is listed in the City of Sunnyvale's Heritage Resource Inventory. The structure does not appear to meet any of the criteria for inclusion in this register. Thus, based upon visual evaluation and archival research, the structure appears to be a weak candidate for continued inclusion on this list."

The third source to consider is the *Images Sunnyvale's Historical Resources*, prepared by the California History Center, published by the City of Sunnyvale in 1988. This book provides information, a picture about the site, and the significance of the property. The book makes note of Mr. Mast and mentions some of the architectural features of the building. The book also notes that the home was originally located at 279 Arques Avenue and was moved due to construction of city streets (Attachment C).

The fourth resource to use in making a decision is the City's Municipal Code, Title 19 (Zoning Ordinance) which provides the criteria for nomination of a City Heritage resource. Criteria for evaluation and nomination of heritage resources in Section 19.96.050 of Title 19 state the following:

“Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

- (a) It exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic engineering, architectural, or natural history;*
- (b) It is identified with persons or events significant in local, state, or national history;*
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) It is representative of the work of a notable builder, designer, or architect;*
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;*
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;*
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;*
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;*
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;*
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city.*
- (l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;*
- (m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of*

Historical Places, which are incorporated by reference into this chapter. (Ord. 2623-99 § 1 (part): prior zoning code § 19.80.060)."

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Conclusion

Staff has reviewed all four sources of information and has concluded that the single-family home should be removed from the Heritage Resource Inventory. Staff makes this recommendation on the basis that the building does not have the necessary historical and architectural importance and condition required to meet the City criteria for a Heritage Resource. In addition, while the home was originally part of a row of homes along Arques Avenue, then part of a row of single-family homes on Old San Francisco Road, over the years, these areas have been degraded due to loss of other structures that contributed to the site. This reduced the overall significance of the home to the overall site.

Lastly, the original homeowner did have limited local historical importance, since Mr. Mast was a contractor working locally, however, staff determined that he did not have a significant impact on the City's history to warrant Heritage Resource status.

Staff recommends that the Heritage Preservation Commission determine that the residence at 585 Old San Francisco Road does not meet the criteria for a Heritage Resource as identified in Section 19.96.050 of the zoning ordinance.

Alternatives

1. Determine that the single family home does not have local historic significance.
2. Determine that the single family home does have local historic significance.

Recommendation

Alternative 1.

Prepared by:

Steve Lynch
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Historic and Architectural Evaluation
- B. Cultural Resource Inventory – 585 Old San Francisco Road
- C. Images of Sunnyvale Cultural Resources